

PLANNING COMMISSION REPORT



MEETING DATE: January 11, 2006

ITEM NO. _____

GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Mayo Clinic Scottsdale - 39-ZN-1992#4

REQUEST

Request approval of a rezoning from Commercial Office, Environmentally Sensitive Lands Overlay, Hillside District (C-O ESL (HD)) and Single Family Residential, Environmentally Sensitive Lands (R1-43 ESL) to Commercial Office, Special Campus Overlay, Environmentally Sensitive Lands Overlay, Hillside District, (C-O SC ESL (HD)) on approximately 173.5 (+/-) acre parcel and to Commercial Office, Special Campus Overlay, Environmentally Sensitive Lands Overlay, (C-O SC ESL) on approximately 10 (+/-) acre parcel. The entire 183-acre site is located at the northeast corner of 130th Street and E. Shea Boulevard.

Key Items For Consideration:

- The Special Campus (SC) overlay will allow a variety of medical, research, institutional, and associated land uses in a campus setting.
- Amended Development Standards
- Economic Vitality
- Significant open space areas and buffer zones.
- Citizens concerns regarding density, traffic, and building heights.

Related Cases, References:

31-ZN-75, 72-ZN-77, 31-ZN-85, 39-ZN-92, 39-ZN-92, 39-ZN-92 #2, 39-ZN-92 #3

OWNER

Mayo Clinic Foundation
480-301-8700

APPLICANT CONTACT

John Berry
Berry & Damore, LLC
480-385-2727

LOCATION

13400 E. Shea Boulevard

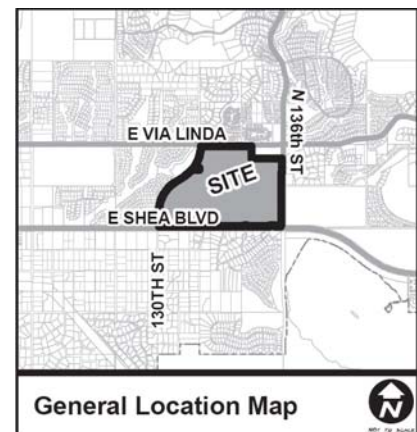
BACKGROUND

Zoning.

The site is currently zoned Commercial Office, Environmental Sensitive Lands, Hillside District (C-O, ESL, HD). This zoning district permits business office, professional office, and laboratories. Hospitals are allowed with the approval of a conditional use permit.

General Plan.

The General Plan Land Use Element designates the property as



Cultural/Institutional or Public Use with a Mayo Support District Overlay. This rezoning request for a Special Campus overlay is consistent with the General Plan.

Context.

The 183-acre Mayo Clinic property is located north of East Shea Boulevard, south of Via Linda, east of 130th Street and west of 136th Street. The property address is 13400 East Shea Boulevard.

Adjacent Uses/Zoning:

- **North:** North of Via Linda are residential neighborhoods either existing or under construction, zoned R-3 ESL (HD), R-4 ESL, R1-10 ESL and R1-18 ESL (HD).
- **South:** Existing residential area further to the south zoned R1-7 ESL and R1-43 ESL.
- **East:** East of 136th Street are new homes under construction as well as the recently approved Findlay Property Subdivision on the existing vacant land, zoned R1-43 ESL.
- **West:** West of 130th Street are the residential neighborhoods of Rio Montana as well as a church and a park, zoned O-S ESL (HD), R1-10 ESL (HD) and R1-7 ESL (HD).

At the northeast and northwest corners of Via Linda and 136th Street are two developed commercial properties.

History.

The site was annexed into the city in 1975 as R1-43. In 1985 the original 140-acre Mayo Clinic was rezoned to Commercial Office, Hillside District (C-O, HD) and a master plan was approved. Later, in 1987, the southeastern portion of this site was zoned for commercial and hotel uses as part of the Rio Montana development plan. Case 39-ZN-92 rezoned the entire 182-acre site to Commercial Office, Environmental Sensitive Lands, Hillside District, (C-O, ESL, HD) and revised the master plan. Case 39-ZN-92#2 amended the case to allow for a 75-foot tall hospital, case 39-ZN-92#3 then deleted the 75-foot tall hospital. The proposed SC District re-zoning, including stipulations and amended standards, for the current case will take precedence over all prior zoning cases.

APPLICANT'S
PROPOSAL

Goal/Purpose of Request.

The applicant, Mayo Clinic seeks approval to rezone an approximate 183-acre parcel to include the Special Campus (SC) overlay with amended development standards.

Development information.

- Existing Use: Medical Clinic/Offices/Hotel
- Proposed Use: Collaborative Medical Research Campus
- Buildings/Description: 8 existing buildings on site
- Parcel Size: +/- 183 acres

- Building Height Allowed: 60 feet (including mechanical equipment)
- Building Height Existing: 45 feet (excluding mechanical equipment)
- Building Height Proposed: 45-60 feet (excluding mechanical equipment)
- Entitled Total Square Footage: 4.8 Million
- Proposed Total Square Footage: 3.8 Million

IMPACT ANALYSIS

Special Campus (SC) Overlay.

The Special Campus District is appropriate for those developments proposing unique land uses. The master plan for the 183-acre Mayo Clinic Scottsdale campus is well suited for this zoning designation. The master plan presents a long-range vision for this research facility with build-out projected over a 25 to 50 year time period. The SC District provides the flexibility needed by the Mayo Clinic to adapt to the ever-changing technology and supporting uses associated with scientific and medical research.

For purposes of meeting city planning, zoning and building requirements, the 183 acre Mayo Clinic campus will be considered as one parcel. Amended Development Standards will include the transitional approach to building height as currently established. This provision allows additional height for buildings internal to the campus with lower height limitations around the periphery. Rather than using the standard floor area ratio formula to establish density, the development of the entire campus is capped at 3.8 million square feet, excluding parking structures. This represents a 20 percent reduction from the currently approved master plan.

A significant amount of open space is dedicated as part of the proposed master plan. These areas are identified on the Mayo Clinic Buffer Zone Plan (Attachment #15) and the Proposed Land Use Plan (Attachment #13). The 100-foot buffer along East Shea Boulevard is being preserved.

The proposed permitted uses for the Mayo Clinic Scottsdale are taken from those uses allowed in the SC District Overlay and the underlying C-O District. A mix of uses is proposed to compliment this medical research facility. These include: residential to accommodate staff and visiting scientists and researchers; office; hotel; training facilities and meeting spaces. A list of permitted ancillary uses is established in Attachment #8 and will be approved with this rezoning request. These consist of support services for the campus.

A major requirement for the SC District is the establishment of a Development Plan. The Development Plan addresses: open space, buffer zones, parking, traffic, drainage, special impacts and design. The Mayo Clinic Scottsdale Development Plan will also include specific project standards addressing the unique nature of the development. The Development Plan, dated December 23, 2005, is included by reference and will be considered for approval as part of this zoning request.

Traffic.

A Traffic Impact Mitigation Analysis (TIMA) dated October 3, 2005 was prepared for the rezoning request and is a component of the required Development Plan. The report shows a significant reduction in vehicular trip generation based on what is permitted under current zoning (CO) and the proposed SC overlay. TIMA projected that the proposed site master plan will generate 21,116 average daily trips at build out. This represents a substantial reduction from the current projection due to the decrease in proposed density and a result of the shift in development focus from a medical clinic treating patients to a medical research facility. The master plan now proposes a mixed-use campus allowing more opportunities for pedestrian connections.

The TIMA also indicated that a traffic signal would be required at the intersection of Shea Boulevard and 132nd Street where a median break is proposed. This proposed median break was a variance to the Shea access policy and required approval from the Transportation Commission. The Transportation Commission approved the request on November 17, 2005 by a unanimous 6-0 vote.

Parking.

The applicant has provided a Master Parking Study with the conclusion that the campus will need to provide more parking for the master plan build out. As the campus develops, additional parking will be provided on surface lots or parking structures. Measures that may be considered to reduce the need for some additional parking are:

- Provide shuttle transportation from remote parking facilities to buildings.
- Employ covered walkways for the campus visitors choosing to walk distances that exceed 600 feet.

A parking plan is included as a component of the required Development Plan for this rezoning request.

Drainage.

The Mayo Clinic Campus lies north of the Central Arizona Project (C.A.P.) canal and is immediately downstream of several existing developments including Mirage Mountain of Scottsdale and Sierra Hills subdivisions. The future development of the Mayo Clinic Campus will have no effects on the upstream developments, and flows from north to south leaving the southern boundary of the campus are conveyed through existing culverts under Shea Boulevard.

The applicant has not proposed any wash modification – thus indicating that the wash will be maintained in its existing location/configuration but crossed with driveways/pedestrian ways typical of large lot development in the ESL area.

A drainage report is included as a component of the required Development Plan for this rezoning request.

Water/Sewer.

The Water Resources Department concurs that the existing off site infrastructure will support future on-site development. The developer will be responsible to construct all necessary on site improvements.

Police/Fire.

A fire station is located west of the proposed campus complex (Fire Station #607, 11160 N. 32nd Street).

Open space, scenic corridors.

The proposed Land Use Concept Master Plan provides for more than the minimal natural area open space (NAOS) requirements. The proposed areas have been placed along all of the perimeters of the site and are within the natural washes that traverse through the site. The 100-foot Scenic Corridor is maintained along Shea Boulevard.

The Buffer Zone Plan and Land Use Maps, indicating open space and buffer areas, are components of the required Development Plan for this zoning request.

Economic Considerations.

The biosciences have long been a preferred industry in the City's pursuit of economic sustainability. The Mayo Clinic Collaborative Research Community provides Scottsdale with opportunity to significantly enhance its position and engagement in biomedical research. With the acceleration of greater Phoenix' position in the bioscience industry the campus at Mayo Clinic provides a key location for collaborative opportunities that are one of Arizona's greatest strengths in the biosciences.

Community Involvement.

The applicant has sent letters describing the project to all property owners within 750 feet of the site. Staff also sent post cards to all property owners within 750 feet indicating the City has received an application.

Neighborhood Meetings:

- June 21, 2005: Presentation of the rezoning proposal to NESPOA Board of Directors.
- September 22, 2005: This meeting was hosted by NESPOA. Approximately 70 people attended the meeting. In the closing remarks by the Board President, Dennis Rodriques, he indicated support for the overall project.
- October 26th, 2005: Mayo Clinic Open House; Approximately 230 letters were mailed to everyone within 750 feet of the Mayo property. The applicant received 4 calls prior to the meeting and 8 people attended the meeting. The calls were requesting general information and the attendees were interested in the project as a whole.

As of the drafting of this report Staff has received a few phone calls requesting general information regarding the project.

**STAFF
RECOMMENDATION****Recommended Approach:**

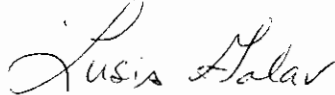
Staff recommends approval of the requested SC District zoning including the Development Plan and Amended Development Standards, subject to the attached stipulations and the finding that the special campus will not result in any substantial lighting, dust or noise pollution impacts on any adjacent existing uses or future uses.

**RESPONSIBLE DEPT
(s)**

Planning and Development Services Department
Current Planning Services

STAFF CONTACT (s)

Lusia Galav, AICP
Current Planning Director
480-312-2506
E-mail: lgalav@scottsdaleaz.gov

APPROVED BY

Lusia Galav, AICP
Report Author



Randy Grant
Chief Planning Officer

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Amended Development Standards
8. List of Ancillary Uses
9. Traffic Impact Mitigation Analysis (TIMA)
10. Citizen Involvement
11. City Notification Map
12. Regional Context Diagram
13. Proposed Land Use
14. Land Use Budget
15. Buffer Zone Plan

Mayo Clinic -- Scottsdale Campus Rezoning Application Project Narrative

Overview

Mayo Clinic is a charitable, not-for-profit organization with locations in Arizona, Minnesota and Florida. For more than a century, Mayo has been an international leader in patient care, health sciences research and medical education. Since opening in Scottsdale in 1987, Mayo Clinic has evolved into an integrated multi-campus system that includes Mayo Clinic, the Samuel C. Johnson Research Building and the Mayo Clinic Collaborative Research Building in Scottsdale as well as Mayo Clinic Hospital in northeast Phoenix. When the clinic opened, there were 42 physicians and 220 support personnel. Today, Mayo's staff in Arizona includes more than 300 physicians and a support staff of nearly 4,000, serving patients in a practice that is patient-focused and closely integrated with outstanding educational and research programs.

Mayo's two campuses -- in northeast Scottsdale on Shea Boulevard and on 56th Street and the Loop 101 freeway in north Phoenix -- each cover approximately 200 acres.

Mayo is a unique organization with proven expertise in a highly collaborative multi-specialty medical practice. The mission of Mayo Clinic is to provide the best care to every patient, every day through integrated clinical practice, education and research.

In the continuing pursuit of this mission, Mayo Clinic has recently developed a strategic vision that will serve as the framework for the institution's growth in the Valley over the next four decades. The vision focuses on the integration of key services to create efficiencies and conveniences for patients. The vision outlines carefully measured, incremental growth on both the Phoenix and Scottsdale campuses. The integration of Mayo's two campuses will help realize the full potential of Mayo's future in the Valley.

Mayo's strategic vision is expressed in master plans that have been developed for both their Phoenix and Scottsdale campuses. The Phoenix campus will develop over the long term as the site for the integrated clinical practice. The vision for the Scottsdale campus will be embodied in the **Mayo Clinic Collaborative Research Community**. The **Mayo Clinic Collaborative Research Community** will be focused on the pursuit and accelerated translation of scientific discovery in a collaborative environment with the goal of generating significant improvements in patient care, with associated support functions including; clinical services, education, administrative, limited ancillary retail, hospitality and residential.

Mayo's commitment to Scottsdale is expressed in the **Mayo Clinic Collaborative Research Community**, which will serve as the foundation for the future of Mayo's Scottsdale campus, with an emphasis on an expanded research presence, including the Mayo Clinic Cancer Center, as well as collaborative research partners who are strategically aligned with the Mayo Clinic mission of pursuing scientific discoveries that will ultimately help patients.

Proposal for New Zoning Consideration

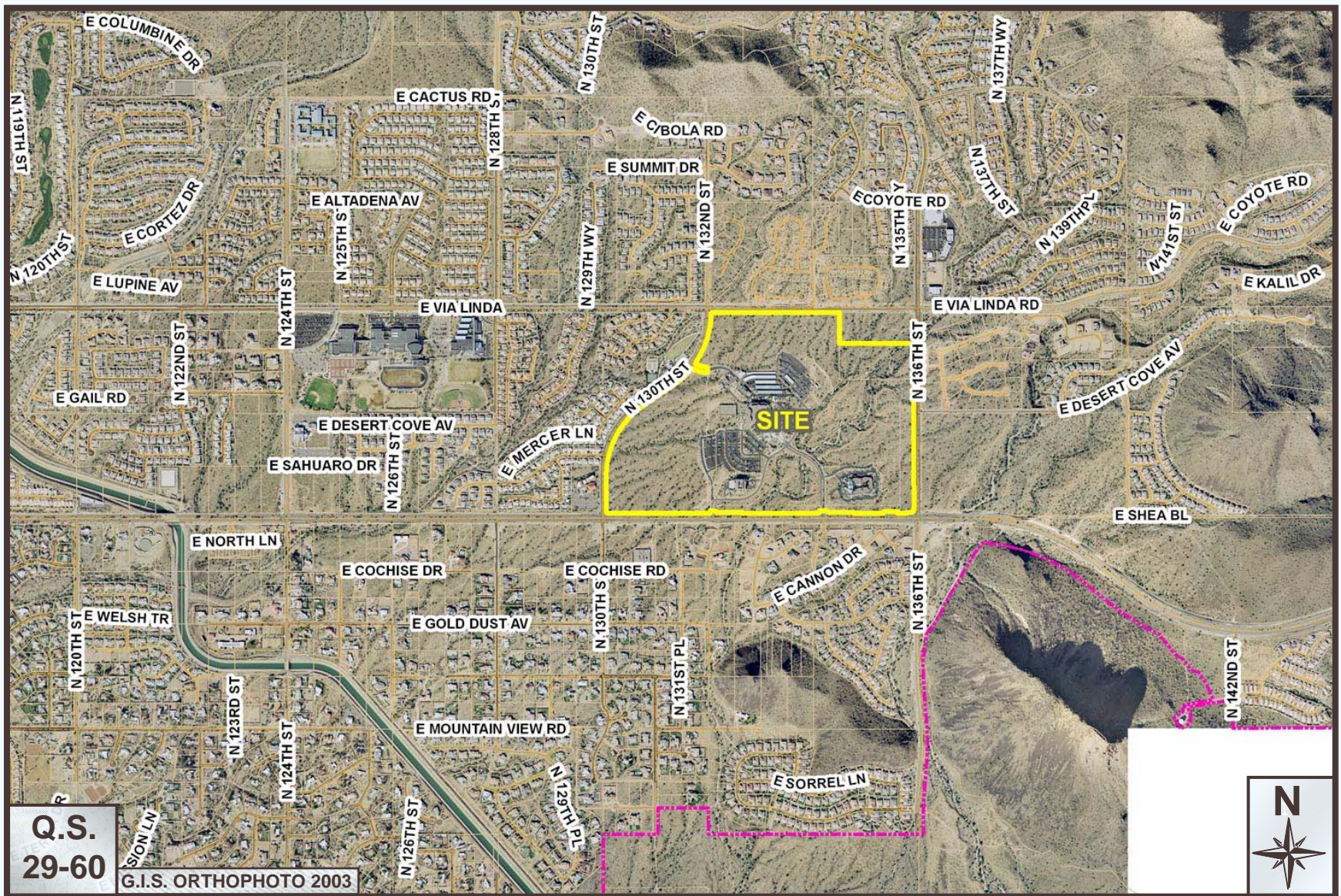
Based on the new vision of the **Mayo Clinic Collaborative Research Community**, a more appropriate zoning category than its current designation of Commercial Office (CO) is the "Special Campus District" (SCD). All categories of zoning other than SCD would not appropriately recognize the unique needs of a campus development. The vision for the development of the **Mayo Clinic Collaborative Research Community** outlines measured, incremental growth set forth in a plan that is both long-term and flexible.

Mayo Clinic intends to retain land ownership. Collaborative parties may enter into ground lease or other agreements related to the development of the campus. Architecture and design standards will continue to be strictly regulated by Mayo Clinic and the City of Scottsdale and will be compatible with the campus. Planning 'budgets' for growth will be provided to ensure proper coordination of campus growth components. Building density is anticipated to be reduced from the existing level (approximately 4.8M sq. ft. down to approximately 3.8M sq. ft.).

Summation

The **Mayo Clinic Collaborative Research Community** will be a world class research campus, attracting world-renowned scientists and a highly skilled work force and leveraging the unique value of Mayo's presence in the Valley and Arizona -- the intellectual capital of Mayo physicians and researchers, a patient base of over 100,000 and infrastructure that includes space for both clinical care and research.

The overall objective for Mayo's long term vision of the Scottsdale campus is a high quality Mayo Clinic patient-focused research presence that will be a positive asset to Mayo Clinic, the City of Scottsdale and the State of Arizona.

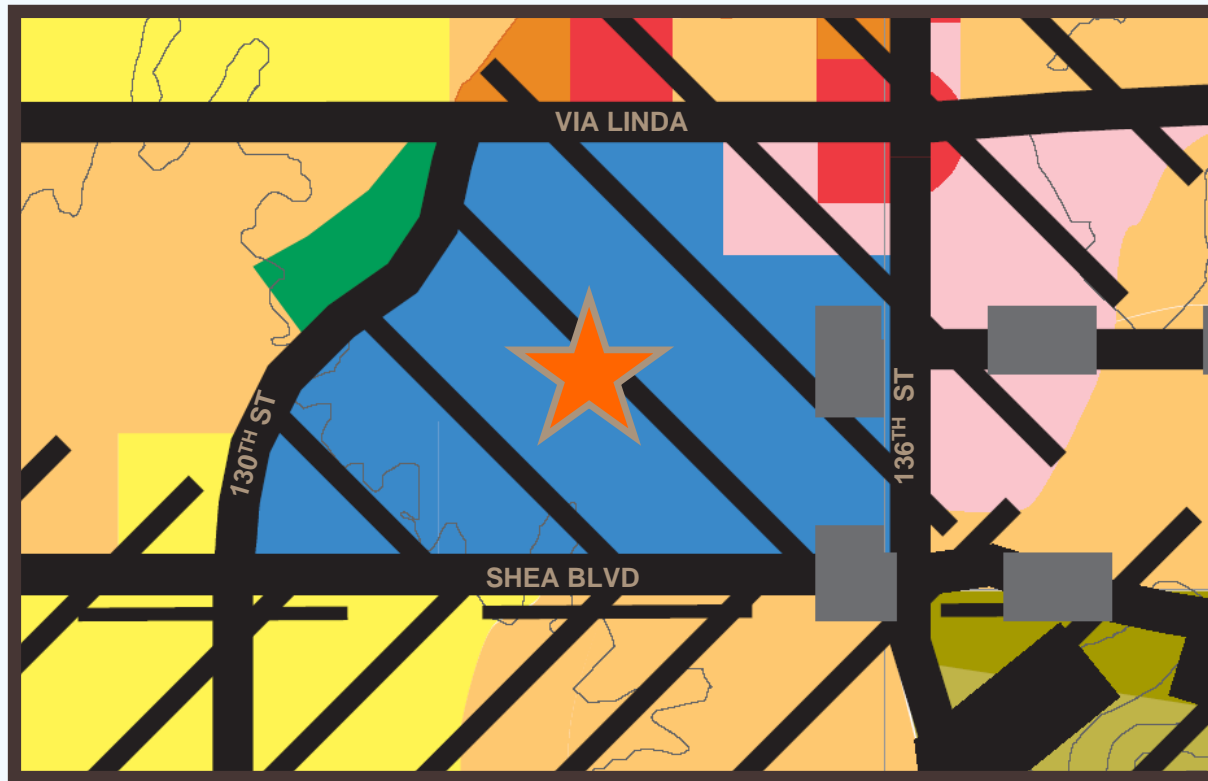


Mayo Clinic

39-ZN-1992#4

ATTACHMENT #2

General Plan



39-ZN-1992#4
ATTACHMENT #3

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of May 2004
revised to reflect General Plan amendments through June 2004

The map displays a proposed site, indicated by a red hatched area and labeled "SITE" in red. The site is bounded by E VIA LINDA to the north, E SHEA BL to the south, N 130TH ST to the west, and N 136TH ST to the east. Surrounding streets include E CIBOLA RD, E SUMMIT DR, E COYOTE RD, E CORTEZ DR, E LUPINE AV, E GARY RD, E DESERT COVE AV, E CANNON DR, E TURQUOISE AV, E GOLD DUST AV, N 128TH PL, N 129TH ST, N 129TH WY, N 130TH WY, N 131ST ST, N 132ND ST, N 134TH WY, N 135TH WY, N 136TH PL, E CACTUS RD, E GIRONIMO RD, E BECKER LN, and E MERCER LN. Zoning designations are shown in blue text, including R1-18 ESL (HD), HC ESL, R1-7 ESL (HD), R1-43 ESL, R1-18 ESL, R1-10 ESL, R1-7 ESL (HD), C-1 ESL, C-O ESL, C-O ESL (HD), R1-43 ESL (HD), and R1-7 ESL. The map also shows various other streets and landmarks, such as E CIBOLA RD, E SUMMIT DR, E COYOTE RD, E CORTEZ DR, E LUPINE AV, E GARY RD, E DESERT COVE AV, E CANNON DR, E TURQUOISE AV, E GOLD DUST AV, N 128TH PL, N 129TH ST, N 129TH WY, N 130TH WY, N 131ST ST, N 132ND ST, N 134TH WY, N 135TH WY, N 136TH PL, E CACTUS RD, E GIRONIMO RD, E BECKER LN, and E MERCER LN.

ATTACHMENT #4

1800

STIPULATIONS FOR CASE 39-ZN-1992#4

PLANNING/ DEVELOPMENT

1. CONFORMANCE TO LAND USES PLAN. Development shall conform to the proposed Mayo Clinic Collaborative Research Community land use plan submitted by Sasaki and dated 11/8/2005. These stipulations take precedence over the above-referenced land use plan. Any proposed change deemed significant by the Planning and Development Services General Manager, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. PRIOR ZONING CASES. This case supersedes all previous zoning cases.
3. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS (SPECIAL CAMPUS/COMMERCIAL OFFICE). Development shall conform to the amended development standards (Attachment 7, dated January 2006). Any change to the development standards deemed significant by the Planning and Development Services General Manager, shall be subject to subsequent public hearings before the Planning Commission and City Council.

ENVIRONMENTAL DESIGN

1. ALTERATIONS TO NATURAL WATERCOURSES. Any proposed alteration to the natural state of watercourses with a 100-year peak flow rate estimated between 250 cfs and 749 cfs shall be subject to MEDCAP approval.
2. VISTA CORRIDOR WATERCOURSES. All watercourses with a 100-year peak flow rate of 750 cfs or greater shall be designated as Vista Corridors.
3. VISTA CORRIDOR EASEMENTS. Each Vista Corridor shall be established by a continuous scenic easement. The minimum width of the easement shall be one hundred feet or as calculated in the drainage report, or whichever is greater. Each Vista Corridor easement shall include, at a minimum, any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourses. At the time of the Development Review Board submittal, the developer shall stake the boundaries of the Vista Corridor easement as determined by city staff. All Vista Corridors shall be left in a natural state. The Vista Corridor easements shall be shown on any site plan and shall be dedicated by final plat or separate instrument, subject to city staff approval.
4. SCENIC CORRIDORS. The scenic corridor easement width along Shea Blvd. shall remain a minimum of 100 feet, measured from the outside edge of the street right-of-way.
5. MAINTENANCE AND PRESERVATION. Before a building permit is issued with respect to any portion of the site, the developer of the site will demonstrate to the satisfaction of the city staff that provisions have been made for the maintenance and preservation of all common areas, landscape buffers, natural areas, drainage easements and private access ways on the site and on abutting right-of-way. These designated areas shall not

be accepted for maintenance or be accepted for ownership by the City without the approval of the City Council.

MASTER PLANS

1. **MASTER PLANS IN GENERAL:** Prior to application for Development Review approval: The developer shall submit all plans required by the amended Special Campus District development standards.
2. **FUTURE UPDATES OF MASTER PLANS:** As individual improvements to the site are proposed the developer shall prepare updates to each Master Plan specified in the Special Campus District as deemed necessary by the Planning and Development Services General Manager or designee:

CIRCULATION

1. **STREET CONSTRUCTION:** Dedication and improvement of street right-of-way shall be according to the approved Master Plans. The access driveway to Via Linda shall align with the existing 134th Street to the north.
2. **TRAFFIC SIGNAL PARTICIPATION:** The developer shall be responsible for participation in the design and installation of traffic signals, when they are warranted as determined by the City, at the following locations for the percent of participation indicated:

<u>INTERSECTION</u>	<u>PARTICIPATION</u>
132 nd Driveway/Shea	100%
136 th /Desert Cove Driveway	50%
134 th Driveway/Via Linda	100%
132 nd /Via Linda	25%
130 th /SW entrance	100%

3. **PATH IMPROVEMENTS:** The developer shall provide (a) An 8-foot bike path along Via Linda, and (b) An 8-foot bike path along 136th Street. Such path improvements shall be constructed in conjunction with the development of those portions of land adjacent to the NAOS along Via Linda and 136th Street when determined by the Planning and Development Services General Manager.
4. **PUBLIC USE TRAIL DEDICATION:** The existing equestrian trail (running diagonally from the NEC of the property to Shea Blvd.) will be dedicated as a Public Use trail (non-paved and no motorized users) along the entire length of the trail within the applicant's property.

5. **MEDIAN BREAKS.** Median breaks are to be limited to the following locations:

On Shea Boulevard -	132 nd Street (a) and 134 th Street
On 130 th /132 nd Street -	660' from Shea and Via Linda and 330' intervals in between
On Via Linda -	134 th Street
On 136 th Street -	Desert Cove

- a. The 132nd Street median opening shall be restricted to left-in access only prior to signalization.
6. **MEDIAN RECONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall reconstruct the existing medians on Shea Boulevard to provide left-turn access into the site at 132nd Street, to the satisfaction of city staff; and shall relocate any existing landscaping that will be displaced, as determined by city staff.
7. **AUXILIARY LANE CONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct right-turn deceleration lanes at all site entrances on 136th Street and Via Linda, in conformance with the Design Standards and Policies Manual.

ADDITIONAL INFORMATION FOR CASE 39-ZN-92#4

PLANNING/DEVELOPMENT

1. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. A plan indicating the treatment of washes and wash crossings,
 - b. Wall design,
 - c. The type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent uses,
 - d. Scenic corridors and buffered parkways,
 - e. Major stormwater management systems,
 - f. Vista Corridor watercourses (all watercourses with a 100 year flow of 750 cfs or greater),
 - g. Alterations to natural watercourses (all watercourses with a 100 year flow of 250 cfs to 749 cfs),
 - h. Walls adjacent to Vista Corridors and NAOS tracts and corridors,
 - i. Signage,
 - j. Master Environmental Design Concept Plans.
2. **REVEGETATION OF SCENIC CORRIDORS.** The Development Review Board may approve revegetation of the Scenic Corridors.
3. **BOULDER AND ROCK OUTCROPS PROTECTION.** The protection and maintenance of boulder and rock outcrops shall be subject to Development Review Board approval.

ENGINEERING

1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. **STREET CONSTRUCTION STANDARDS.** The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.

4. CITY CONTROL OF ACCESS. The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

MAYO AMENDED DEVELOPMENT STANDARDS

Sec. 6.800. SPECIAL CAMPUS (SC) DISTRICT.

-12/27/05

Sec. 6.803. Use regulations.

Building structures or premises shall be used and buildings and structures shall hereinafter be erected, altered or enlarged only for the uses set forth in this section and as modified by section 6.804.F. Unless otherwise restricted by the approvals required herein, permitted uses shall include uses as defined below.

A. *Permitted uses.* The primary permitted uses shall include the following:

1. *Cultural facilities.*

- a. Museums. Facilities which display, store, restore, research, and educate in connection with collections of artwork, prehistoric and historic artifacts, relics, etc.
- b. Performing and fine arts facilities. Facilities used for theaters for live and cinematic performance, training and rehearsal in performing and audio/visual arts, and recording studios, and/or facilities, including historic art complexes which include collaborative studios and galleries used for the creation, display and sale of fine art work including but not limited to paintings, sculpture and limited edition print work.
- c. Regional, scientific, historical, cultural and environmental interpretive centers. Facilities which provide education, research, and archives regarding regional historic or prehistoric themes, regional natural history themes, or scientific themes, along with entertainment features integrated with the aforementioned.

2. *Educational, research, and institutional facilities.*

- a. Colleges and universities. Facilities which provide accredited post-high school degrees, including extensions and/or branches of existing campuses.
- b. Fine arts and advanced technical art school. Facilities which provide post-high school education and training for fields such as fine arts or advanced technical arts such as electronics, computer

science, and aeronautics.

- c. Research institutes. Facilities which conduct basic and applied research in specific scientific or technological fields, including, but not limited to, solar, communications, high-technology, and biotechnology, also included educational services, research archives, and proto-type production and testing.

3. *Medical facilities.*

- a. Medical care facilities. Multiple function and integrated group practice clinics and similar service organizations which provide diagnostic services and extensive medical treatment such as, but not limited to, surgical, chemical, therapeutic activities along with support hospitals or major multiple service hospital with any of the following support facilities: continuous nursing care; specialty care practice, including but not limited to trauma care; medical schools and associated dormitories; medical appliance sales; medical laboratories; pharmaceutical sales, etc., where there is special emphasis on episodic care and/or specialized care which is demonstrated as being regional or international in its client base.
- b. Medical research facilities. Facilities for carrying on investigation in the natural or physical sciences, or engineering and development as an extension of investigation with the objective of creating end products in the bio-medical field of industry including pilot plant operation.

4. *Other special facilities.*

- a. Convention, conference or exhibition centers. Facilities including large volume halls and rooms for conducting convention meetings, conferences and/or major exhibitions.
- b. Movie studios.
- c. Wireless communications facilities; Types 1, 2, and 3, subject to the requirements of Sections 1.906, 3.100 and 7.200.

- B. *Ancillary uses.* The applicant has provided a statement of justification and a description of the nature and type of the proposed ancillary uses as follows:

As a Major Campus within the Special Campus zoning category, Mayo Clinic proposes a wide range of ancillary uses. As a collaborative research campus involved in ongoing research and development into technologies and sciences that are, given the rapid pace of change, as yet unknown, the justification for a broad and diverse range of ancillary uses

is self-evident. The proposed ancillary uses shall be all of those uses set forth in the Special Campus District for Major Campuses. These uses are needed to support the complete functioning of the primary use of the Mayo Clinic collaborative research campus and are essential to and/or complimentary of the primary uses. In addition, residential uses will be necessary for clients, employees, guests and/or students directly associated with the activities taking place on the Mayo Clinic collaborative research campus. Such residential uses may include, for example but are not limited to residences for visiting researchers, patients, persons involved in clinical trials and studies, and employees. Additionally, only those uses set forth in Section 5.1403 of the Scottsdale Zoning Ordinance that are supportive of the primary use shall be considered ancillary. The determination of whether the uses set forth in Section 5.1403 are supportive of the primary use shall, where requested by the applicant or the City, be made by the City Manager or designee with an appeal to the city council at the applicant's sole discretion.

Ancillary uses shall be those uses which are needed to support the complete functioning of the primary uses listed above. The city shall keep on file for each special campus a list of those ancillary uses approved for the campus. The Planning and Development Services General Manager or his designee may at anytime determine that uses can be included by virtue of being analogous to those already permitted or listed. This administrative decision may be appealed by the owner to the City Council.

1. *Minor campus (SCMn)*. Those specialty retail, office, hotel, production and storage uses which are internal to or essential to the function of the primary use. Also residential uses necessary for employees, guests or students directly associated with the primary use[, or] municipal uses.
2. *Major campuses (SCMj)*. Those specialty retail, service, office, warehousing and wholesale, transportation, light manufacturing, hotel, resort uses which are essential to and/or complementary of the primary uses. Also residential uses necessary for clients, employees, guests or students directly associated with the primary use. Those commercial uses set forth in section 5.1403 that are ancillary to and supportive of the primary use and/or uses[, or] municipal uses.

C. *Conditional uses.*

1. Wireless communications facilities; Type 4, subject to the requirements of sections 1.400, 3.100, and 7.200. Facilities shall be located along a major or minor arterial street.

Sec. 6.804. General standards and incentives.

A. A minor campus district shall occupy less than forty (40) gross acres. The minimum width and depth shall be four hundred (400) feet.

A major campus district shall occupy forty (40) gross acres or more. The minimum width and depth shall be eight hundred (800) feet.

Contiguous parcels, not including right-of-way, of lesser size or dimension may be added to an established special campus district subject to the approval of the City Council.

B. Except as otherwise permitted in section 6.804 C., the maximum building height shall be ~~sixty (60) feet, including mechanical screening, as measured from the average natural grade elevation under each building footprint as determined by the Planning and Development Services General Manager.~~

C. Where the city determines that the unique operating or structural characteristics of buildings, structures or other facilities located within the special campus district justifies a height greater than that normally allowed within this district, the City Council may approve the greater height as a part of the development plan, either as an absolute figure or by means of formulas and performance criteria.

1. ~~The 60-foot building height maximum~~ shall be permitted on those portions of the site not affected by the buffer zones as specified in section 6.805 C.2.a. and b.

D. The maximum net floor area for the entire campus shall not exceed 3.8 million square feet (not to include above or below grade parking structures).

E. The City Council may approve as part of the development plan guidelines, including formulas, performance criteria, and/or incentives, which, in order to achieve specified community goals, provide means for the additional height as identified in section 6.804 C. above and/or additional floor area greater than that specified in section 6.804 D. above. Such flexibility shall be based upon considerations such as but not limited to: underground parking, preservation of historic sites on or off-site, preservation of conservation areas on or off-site for which no density transfer has been previously received from either on or off-site, special public improvements above what is normally required for the development, or major contributions to public arts or public recreation facilities.

F. To the extent that the adoption of this special campus overlay district shall conflict with the regulations, requirements, stipulations or standards of other provisions within the zoning ordinance and/or the underlying C-O zoning district, the more permissive shall apply,

Sec. 6.805. Development plan.

The development plan shall include the following plans and reports:

- A. Open space plan;
- B. Buffer zone plan;
- C. Parking plan;
- D. Traffic plan;
- E. Drainage plan;
- F. Special impact plan;
- G. Environmental design and design guidelines.

H. Mayo Clinic Scottsdale Project Standards

The Planning and Development Services General Manager or his designee shall determine the extent and content of the plans listed above based upon the nature of the proposed use as well as the history and context of use on the proposed site.

A. *The development plan.*

1. *Performance.* In addition to the plans and reports set forth above, the development plan shall describe and illustrate the functions, relationships and compatibility of the proposed uses, buildings and structures, both on-site and off-site, to the extent determined necessary by the planning and community development general manager or designee.
2. *Plan elements.* The development plan may, to the extent required by the Planning and Development Services General Manager or designee, include detailed information on the typical building and parking setbacks, distances between buildings, gross square footage of buildings and uses, maximum building footprints, and other development parameters.
3. *Approval.* The development plan shall be approved by the City Council through the zoning hearing process. Minor adjustments in the development plan which affect ten (10) percent or less of the overall land area or overall building square footage of the SC overlay district as approved by the City Council may be approved by the project coordination staff. Minor adjustment shall be considered as a cumulative review; that is to say that the percentage of adjustment shall always be based on the most current council approval and the percent of change shall include all previous minor adjustments.

B. *Open space plan.*

1. *Performance.* The open space plan shall incorporate open spaces identified on the General Plan as of the date of the approval of this zoning case such as scenic corridors, vista corridors, major buffers, etc., and may be coordinated with open spaces identified by plat, site plan approval or the General Plan on adjacent parcels. In no case shall the total open space excluding parking lot open space be less than twenty (20) percent of the gross land area of the district.

2. *Plan elements.* The open space plan shall include the following:

- a. Typical locations and dimensions for general open space areas;
- b. Typical locations and dimensions for parking lot open space areas;
- c. Typical locations, dimensions and treatments for any washes, retention areas or utility corridors; and
- d. The uses and typical locations and dimensions of any common recreation, pedestrian or service open space areas.

C. *Buffer zone plan.*

1. *Performance.* Buffering shall be provided on a special campus which maintains a sensitivity to the specific characteristics and features of adjacent environment and neighborhood conditions.

2. *Standards.* The following specific standards provide guidelines for appropriate buffering along the perimeter of a special campus. Alternate standards may be approved by the City Council.

a. Buffer zones shall begin at the perimeter property line.

b. The development standards for buffer zones shall be as follows:

Development Standard (2)	Adjacent Land Use Category & STREET (1)				
	II & III SHEA	II & III 130 th & 132 nd St.	III VIA LINDA	II 136 th St.	V OUT PARCEL AT NEC
Minimum width of buffer zone	385'	350'	350'	325'	100'
Minimum width of NAOS at perimeter of the site	100'	200' (*) 100' (**)	100'	175'	100'
Building setback	100'	200' (*) 100' (**)	100'	175'	20'
Minimum open space ratio in buffer zone	N/A	N/A	N/A	N/A	N/A
Maximum floor area ratio in buffer zone	.30	.30	.30	.30	.30
Building height within buffer	45' -60' (3)	45' -60' (3)	45' -60' (3)	45' -60' (3)	45' -60' (3)

Notes:

(1) Land use categories include:

I. R1-190, R1-130, R1-70, C.O.S;

II. R1-43, R1-35, R1-18, O.S.;

III. R1-10, R1-7, R1-5, R-2, R-4, R-4R, MH;

IV. R-3, R-5, S-R, C-1, P.N.C., P.CO.C., downtown type I; and

V. C-2, C-3, C-4, P.C.C., I-1, I-G, C-O.

No buffer zone is required adjacent to the following districts: C-2, P.R.C., W.P., P.C.P., S.C., and downtown type II.

If the General Plan indicates a more intense use, the General Plan equivalent shall establish the category used.

* 200-foot wide NAOS buffer adjacent to the R1-7 and R1-43 zoning on west side of 130th Street.

** 100-foot wide NAOS buffer adjacent to O-S zoning on west side of 132nd Street.

(2) These standards may be modified by the City Council if the special campus district is applied to an existing facility in order to accommodate previously determined buffering

for the site.

(3) 45' in height allowed at building setback, with a transition to 60' in height within the buffer zone (45' and 60' heights include mechanical screening). Height to be measured from the average natural grade elevation under each building footprint as determined by the Planning and Development Services General Manager.

c. *Buffer zones along streets.* In order to maintain consistent streetscapes the following shall be provided adjacent to the street right-of-way. These shall have precedence over related standards included in section 6.805 C.2.b.

Street	Minimum Width of NAOS Along Right-of-Way (feet)	Minimum Building Setback (feet)
SHEA	100'	100'
VIA LINDA	100'	100'
130 th ST.	200'	200'
132 nd ST.	100'	100'
136 th St.	175'	175'-

2. *Plan elements.* The buffer zone plan shall include the type of buffer being used, the location of the buffer zone, any setback and height limits and the location of the adjacent land use categories as defined herein.

C. *Parking plan.*

1. *Performance.* No parking generated by the uses included in the development plan shall occur on unimproved land, public streets, properties not included within the development plan or major access driveways. Parking shall not result in increased downstream flood flows.
2. *Plan elements.* The parking requirements shall be per the submitted parking study. Any material changes proposed by the applicant may require a revised submittal and approval of the components by the Planning and Development Services General Manager or designee.

D. *Circulation plan.*

1. *Performance.* The development of a special campus shall provide sufficient internal and external circulation to assure safe and uncongested access into, through and out of the site. The improvement of the circulation facilities shall

be concurrent with the traffic demands created by the development.

2. *Plan elements.* The need for internal and external street and circulation improvements have been identified in the TIMA and the site plan dated 12-23-05. Any material changes proposed by the applicant may be approved by the Transportation General Manager and may require a revised submittal and shall include but not be limited to projections for daily and various peak hour traffic conditions, modal distributions, and level of service conditions for local streets and intersections. Programs for internal transit and pedestrian circulation shall also be included.

E. *Drainage plan.*

1. *Performance.* The development shall provide drainage facilities which protect the site and adjacent sites from excessive storm flows and associated erosion and sedimentation. The drainage solution shall protect, where reasonable, the location, character and vegetation of major natural drainage courses.
2. *Plan elements.* Drainage plan improvements shall be per the submitted drainage study by Kimley-Horn and Associates Inc. dated 8/11/05. Any material changes proposed by the applicant may be approved by the Floodplain Administrator and may require a revised submittal and shall identify the various frequency storm flows for both the natural and developed conditions, and analysis of the natural wash channel capacities, and an assessment of the potential for erosion and sedimentation, and other pertinent analysis as required by master planning staff.

Any future revisions to the approved drainage plan shall include but not be limited to the location and typical dimensions of major natural and improved drainage courses needed to serve the development, the locations and capacity of retention and detention facilities and the proposed design character for the drainage facilities.

F. *Special impact plan.*

1. *Performance.* The development of the special campus shall not result in any substantial (as determined by the City Council at the time of approval) lighting, dust or noise pollution impacts on adjacent existing uses or planned uses.
2. *Plan elements.* The special impact plan shall include those matters which the Planning and Development Services General Manager or designee determines as being unique and substantial.

G. *Environmental design plan and design guidelines.*

1. *Performance.* All signage and graphics used on the site shall be designed in a consistent and compatible manner. The size and locations of signage shall be limited to that which is necessary to notify the public of the individual uses, establishments and buildings, as well as directional signage needed to guide and serve the public and service traffic.

The size, text and location of signs shall not exceed the normal limitations for signs in other comparable districts, except as the City Council may subsequently review and approve.

The landscaping of the development shall provide a well-screened setting which includes the timely maturity of plant materials, strong consideration for water conservation, compatibility with the city's streetscape and character plans, and considers the functional needs of the different uses and facilities included in the development. The development shall provide an architectural character which embodies an overall campus theme to the various uses and facilities; includes wherever reasonable a distinctly southwestern palette of styles and materials; reflects the city's character plan; and is compatible with neighboring development themes and character.

2. The plan shall include, but not be limited to, the landscaping palette of materials; typical densities, sizes, and dimensions of the application of the materials; and the provisions for the maintenance for all landscaping installed as part of the development.

The plan shall also include, but not be limited to, typical architectural design themes, styles and materials; unifying design elements; typical development wall designs and treatments; and typical design treatments and materials for details such as windows, entries, roofs, mechanical screening, parapets and building forms.

3. *Approval.* The environmental design plan and design guidelines plan shall be approved by the Development Review Board pursuant to section 1.900 et seq.

H.

Mayo Clinic Scottsdale Project Standards

1. Definitions:

- a. Amended Development Standards means the standards labeled "Mayo Clinic Scottsdale Amended Development Standards" and adopted as part of this case, and attached.

- b. Development Plan means the document labeled “Mayo Clinic Scottsdale Development Plan” and dated “12/23/05”
 - c. Project means 183+/- acres of property shown on “Mayo Clinic Collaborative Research Community Proposed Land Use map and dated 12/23/05” and attached and presently known as the Mayo Clinic Scottsdale campus.
- 2. The Development Plan is part of the rezoning of the Project, together with the applicable district regulations and Amended Development Standards. Planning and Development Services General Manager or designee shall resolve any conflicts among the Development Plan, the applicable district regulations and the Amended Development Standards, applying the requirement that the more permissive shall apply. (See ZO 6.804.F.) This section shall not apply to building, fire, plumbing or electrical code requirements as adopted by the City of Scottsdale (the “City”).
- 3. The Project is planned and will be developed as if it is a single, undivided parcel for purposes of meeting City requirements for public improvements, utilities, access, parking, setbacks, easements, drainage, open space, NAOS, building code regulations, design and all other City ordinances and regulations (“City Requirements”) regardless of whether portions of the Project (each a “Parcel”) are sold, leased, conveyed or otherwise transferred (each a “Transfer”) to other owners (each a “Parcel Owner”) or developed individually. As such, the City shall consider whether the Project as a whole, and not each individual Parcel, meet the applicable City Requirements. Nothing in this section shall relieve the Project Owner or any Parcel Owner, as applicable, from the obligation to comply with health and safety regulations related to the development of this Project, such as separation requirements for fire protection, as determined by the City.
- 4. The Development Standards Budget for the Project is attached and incorporated.
- 5. The current owner of the Project, Mayo Clinic Arizona and any successors and assigns to whom the rights hereunder are delegated in writing (the “Project Owner”) shall create a legally binding agreement between itself and any future Parcel Owner that requires that:
 - a. All development plans be approved by the Project Owner or its designees; and
 - b. With each new request for development approval as required by City Requirements, the Project Owner will provide to City information reasonably sufficient to establish for the benefit of the City that all City Requirements, as contemplated in Section 3, above, are met for the Project as a whole, single, undivided parcel.
- 6. Except as provided in Section 3 above, so long as the Project continues under this Development Plan and the Project Owner is in compliance with this Development Plan, as it may be amended from time to time by mutual consent of the City and the Project Owner following whatever process is then in effect at the City for

amending this Development Plan, the Project shall be treated as a single, undivided parcel for purposes of meeting City Requirements, including, but not limited to:

- a. All applicable setbacks shall be measured from the Project's perimeter, as shown on the Mayo Clinic OpenSpace/BufferZone/Setback Plan dated 01/04/06.
 - b. All permits shall be reviewed by the City for compliance with all applicable codes and regulations as if the Project is a single, undivided parcel located in Scottsdale.
7. Separate Parcels within the Project may be created to transfer title and control of such Parcels, but each Parcel Owner must comply with all applicable requirements of the Development Plan. Development of those Parcels may proceed as if the Project is a single, undivided parcel for purposes of meeting City Requirements.
8. Before or concurrent with the Transfer of the first separate Parcel within the Project after City Council approval of the Project's Development Plan, the Project Owner shall create a legally enforceable mechanism, acceptable to the City, that requires that:
 - a. All development applications be submitted to and subject to approval by the Project Owner or its successor prior to their submission to City.
 - b. The City may refuse to review an application without the prior submission to and written approval by the Project Owner.
 - c. The Project Owner is vested with authority to (i) decide whether and how Parcels in the Project meet City Requirements, (ii) review the proposed development of each Parcel on the Project, (iii) withhold its approval for development of any Parcel that does not meet City Requirements, and/or (iv) correct, or require the Parcel Owner to correct, any deficiencies in meeting City Requirements.
9. The Project Owner shall appoint and maintain one point of contact for the City and provide notice to the City of any changes in that point of contact.
10. The Project Owner shall submit, or require a Parcel Owner to submit, any proposed development application to the City with reasonable documentation, as requested by the City, evidencing that the Project, as modified by the development proposed by the application, meets City Requirements. The City's obligation to approve a proposed development is contingent upon the delivery of such documentation to the City's satisfaction.

Sec. 5.2200. (C-0) COMMERCIAL OFFICE DISTRICT.

Sec. 5.2203. Use regulations.

A. ***Permitted uses.*** Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Business and professional.
 - a. Business college, limited to the teaching of office and business practices and skills.
 - b. Corporate headquarters, which may include transient residential units only for employees on a site of twenty (20) acres or greater.
 - c. Office, business: Any office in which chattels or goods, wares or merchandise are not commercially created, displayed, sold or exchanged, except commercial uses appurtenant thereto, such as restaurants, cocktail lounges, gift shops, newsstand, smoke shop, barbershop, beauty parlors, and small retail shops, provided the entrance of such accessory uses shall be from the interior of the building, lobby or arcade, and there shall be no exterior advertising.
 - d. Office, professional, for: Accountant, architect, chiropodist, chiropractor, dentist, engineer, lawyer, minister, naturopath, osteopath, physician, surgeon, surveyor, optometrist, veterinarian.
 - e. Office, semi-professional, for: Insurance broker, public stenographer, real estate broker, stockbroker, and other persons who operate or conduct offices which do not require the stocking of goods for wholesale or retail, but shall not include barber, beauty operator, cosmetologist, embalmer or mortician except as provided in subparagraph (b) hereof.
 - f. Optician (limited to prescription work only).
 - g. Laboratories: Medical, dental, blood bank.
 - h. Physiotherapist.
 - i. Studio: For professional work, or teaching of any form of commercial or fine arts, photography, music, drama, dance, but not including commercial gymnasium, dance hall or job printing.
 - j. Hospitals for animals including boarding and lodging; provided that there shall be no open kennels maintained and provided that all facilities will be in soundproof buildings.
 - k. Museum, library, post office.
 - l. Broadcasting station and studio, radio or television, but not including sending or receiving tower.
 - m. Private and charter school having no room regularly used for housing or sleeping

overnight. Subject to Development Review Board approval and compliance with standards including, but not limited to, the following as well-as those otherwise required in the district.

- (1) Location: All proposed private and charter schools shall be located a minimum of five hundred (500) feet from any adult use.
 - (2) Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than forty-three thousand (43,000) square feet (net).
 - (3) There shall be no outside speaker system or bells, if the school building is within one hundred (100) feet of a single-family dwelling or multifamily dwelling unit.
 - (4) Open space: Per underlying zoning district open space requirements. All NAOS requirements of the district must be met and may be applied towards the overall open space requirements subject to compliance with NAOS standards.
 - (5) Parking: Parking shall observe the front yard setbacks of the district for all frontages. One-third (1/3) of the required parking may be shared parking with other establishments present on site. Parking shall be located and screened per the requirements of the district.
 - (6) Outdoor recreation area: All outdoor playgrounds and recreation areas shall be enclosed by a wall or fence sufficient in height to protect the safety and welfare of the students and shall be located within the side or rear yard. Any playground or outdoor recreation area shall be located a minimum of fifty (50) feet from any residential district and screened by a minimum six-foot high wall.
 - (7) Drop-off area: A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the school. This area shall not include internal site traffic aisles, parking spaces, fire lanes, etc.
 - (8) Any public trails or pedestrian connections shall be incorporated into the site plan and approved by the Development Review Board.
 - (9) Circulation plan: The applicant shall submit a circulation plan to insure minimal conflicts between the student drop-off area, potential van and bus drop-off area, parking, access driveways, pedestrian and bicycle paths on site.
2. Retail.
- a. Art gallery.
 - b. Establishments primarily supplemental in character to other permitted principal uses, such as: Pharmacy, apothecary shop, sale of correction garments, prosthetic devices and optical goods.

- c. Blueprinting, printing, lithograph, publishing or photostating.
- 3. Service.
 - a. Banks, finance offices, lending institutions, stock brokerage firms, savings and loan associations and credit unions.
 - b. Churches and places of worship.
 - c. Day care center, if the drop off or outdoor play area is more than one hundred (100) feet from a residential district. ~
 - d. Wireless communications facilities; Types 1, 2, and 3, subject to the requirements of Sections 1:906, 3.100 and 7.2000.
 - e. Racquet, paddle or handball courts (indoor only).
 - f. Telephone answering service.
 - g. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.

B. Uses subject to a conditional use permit.

- 1. Corporate headquarters which includes transient residential units only for employees on a site of less than twenty (20) acres.
- 2. Day care center, if the drop off or outdoor play area is within one hundred (100) feet from a residential district (see section 1.403 for criteria).
- 3. Funeral home and chapel.
- 4. Hospital.
- 5. Municipal uses.
- 6. Wireless communications facilities; Type 4, subject to requirements of sections 1.400, 3.100 and 7.200.
- 7. Private club, fraternity, sorority, and lodges.
- 8. Research and development facilities.

Sec. 5.2204. Property development standards.

Property development standards for case 39-ZN-1992#4 shall follow the S-C amended development standards included with this application.

THE MAYO CLINIC SCOTTSDALE
LIST OF ANCILLARY USES

1. Business and professional services:
 - a. Business and professional offices
 - b. Business schools
 - c. Hospital for animals including boarding and lodging provided that there are no open kennels maintained and provided all activities will be conducted in soundproof buildings.
 - d. Medical or dental offices including laboratory
 - e. Optician
 - f. Municipal uses
 - g. Private and charter school having no room regularly used for housing or sleeping overnight. Subject to Development Review Board approval and compliance with standards including, but not limited to, the following as well as those otherwise required in the district.
 - (1) Location: All proposed private and charter schools shall be located a minimum of five hundred (500) feet from any adult use.
 - (2) Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than forty-three thousand (43,000) square feet (net).
 - (3) There shall be no outside speaker system or bells, if the school building is within one hundred (100) feet of a single-family dwelling or multifamily dwelling unit.
 - (4) Open space: Per underlying zoning district open space requirements. All NAOS requirements of the district must be met and may be applied towards the overall open space requirement subject to compliance with NAOS standards.
 - (5) Parking: Parking shall observe the front yard setbacks of the district for all frontages. One-third (1/3) of the required parking may be shared parking with other establishments present on site. Parking shall be located and screened per the requirements of the district.
 - (6) Outdoor recreation area: All outdoor playgrounds and recreation areas shall be enclosed by a wall or fence sufficient in height to protect the safety and welfare of the students and shall be located within the side or rear yard. Any playground or outdoor recreation area shall be located a minimum of fifty (50) feet from any residential district and screened by a minimum six-foot high wall.
 - (7) Drop-off area: A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the school. This area shall not include internal site traffic aisles, parking spaces, fire lanes, etc.
 - (8) Any public trails or pedestrian connections shall be incorporated into the site plan and approved by the Development Review Board.

- (9) Circulation plan: The applicant shall submit a circulation plan to insure minimal conflicts between the student drop-off area, potential van and bus drop-off area, parking, access driveways, pedestrian and bicycle paths on site.

2. Residential

- a. Dwelling units physically integrated with commercial establishments.

3. Retail Sales

- a. Bakery
- b. Bicycle store
- c. Bookstore
- d. Camera store
- e. Candy store
- f. Clothing store
- g. Craft shop conducted in conjunction with retail business which may include ceramics, mosaics, fabrics, jewelry, leather goods, silk screening, dress designing, sculpturing and wood carving.
- h. Drugstore
- i. Fabric store
- j. Florist
- k. Gift shop
- l. Hobby or toy store
- m. Ice cream store
- n. Restaurants (excluding drive-in or drive-through types) with alcohol
- o. Stationery store
- p. Variety store/Convenience store

4. Services

- a. Appliance repair
- b. Bank
- c. Barber or beauty shop
- d. Broadcasting station and studio, radio or television excluding transmitting or receiving towers.
- e. Clothes cleaning agencies and laundromats excluding industrial cleaning and dyeing plants.
- f. Fitness studio, Health studio, Spa
- g. Hotel, motel and timeshare project
- h. Indoor presentation, meeting, conference rooms which may include video projection and presentation equipment
- i. Post office
- j. Printing, lithography, publishing or photostating establishment
- k. Shoe repair
- l. Telephone answering service

5. Other uses

- a. Accessory buildings
- b. Churches and places of worship
- c. Day care center, if the drop off or outdoor play area is more than one hundred (100) feet from a residential district.
- d. Temporary buildings for uses incidental to construction work, to be removed upon completion or abandonment of construction work
- e. Residential Health care facility

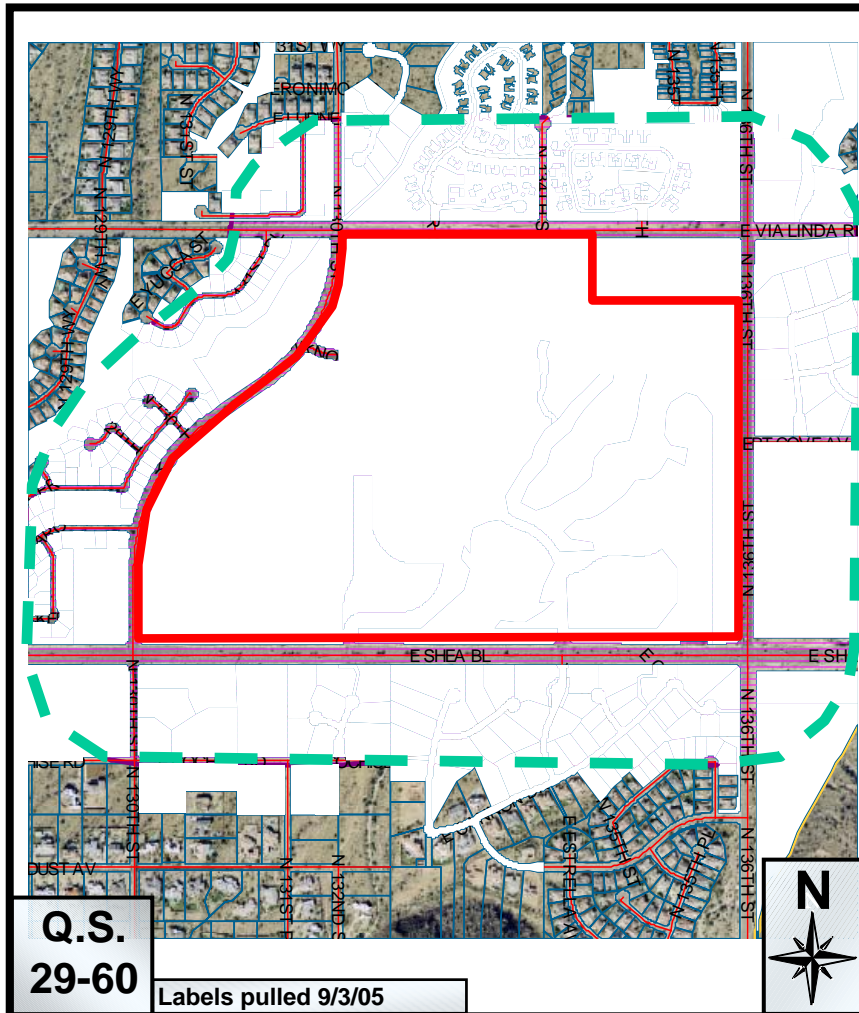
Mayo Clinic Scottsdale - (39-ZN-1992#4)
Attachment #9 Traffic Impact Mitigation Analysis

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

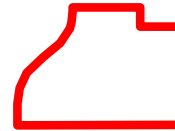
Mayo Clinic Scottsdale - (39-ZN-1992#4)
Attachment #10 Citizen Involvement

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

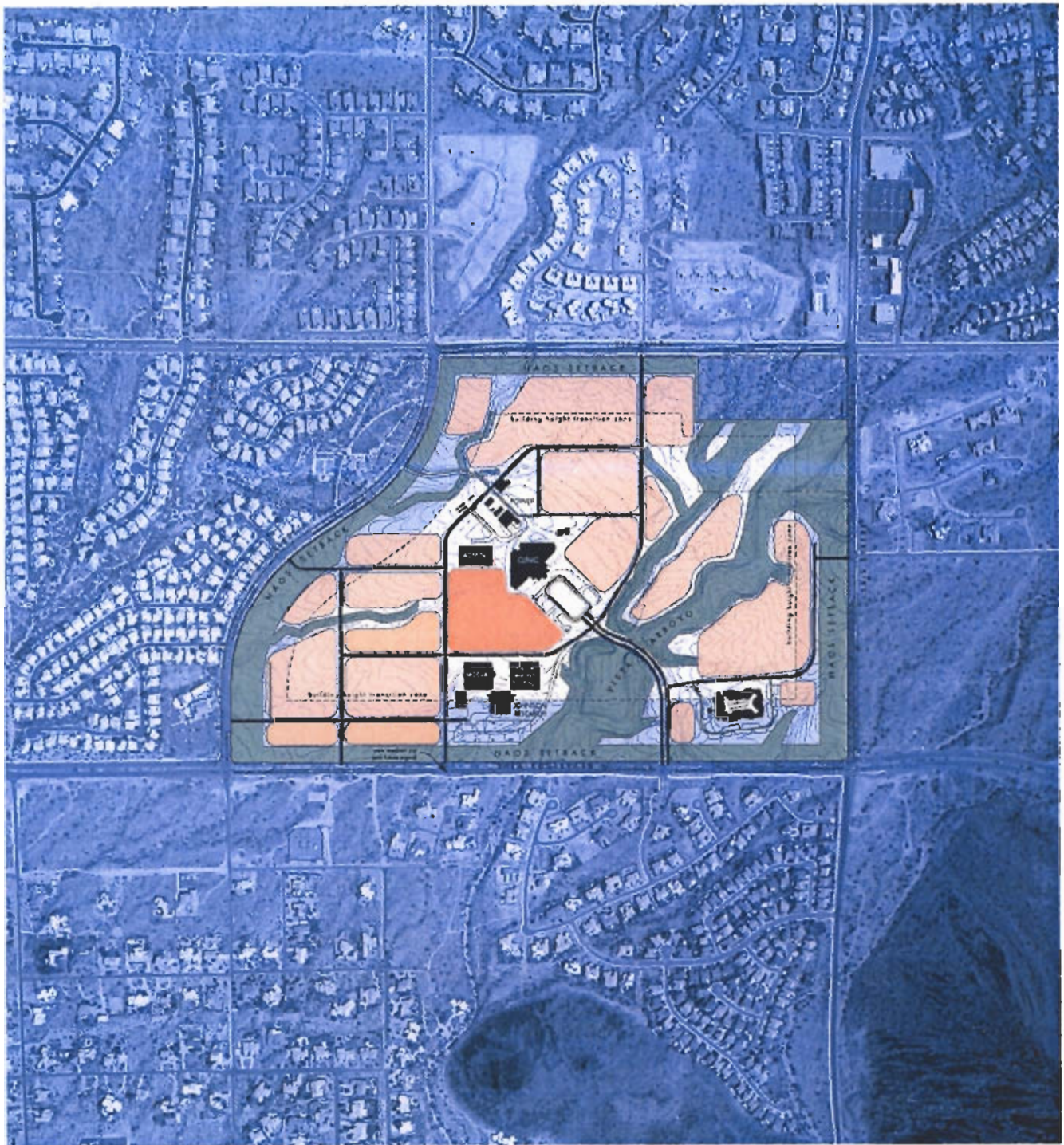
Additional Notifications:

- Interested Parties
- Boulder Wash Homeowners Association
- Desert Orchid
- Neighbors South of Shea
- NESPOA
- Paloma Paseo Homeowners Association
- Scottsdale Mountain Community Association
- Rio Montana
- Sonora Vista Homeowners Association

Mayo Clinic

39-ZN-1992#4

ATTACHMENT #11



MAYO CLINIC COLLABORATIVE RESEARCH COMMUNITY REGIONAL CONTEXT DIAGRAM



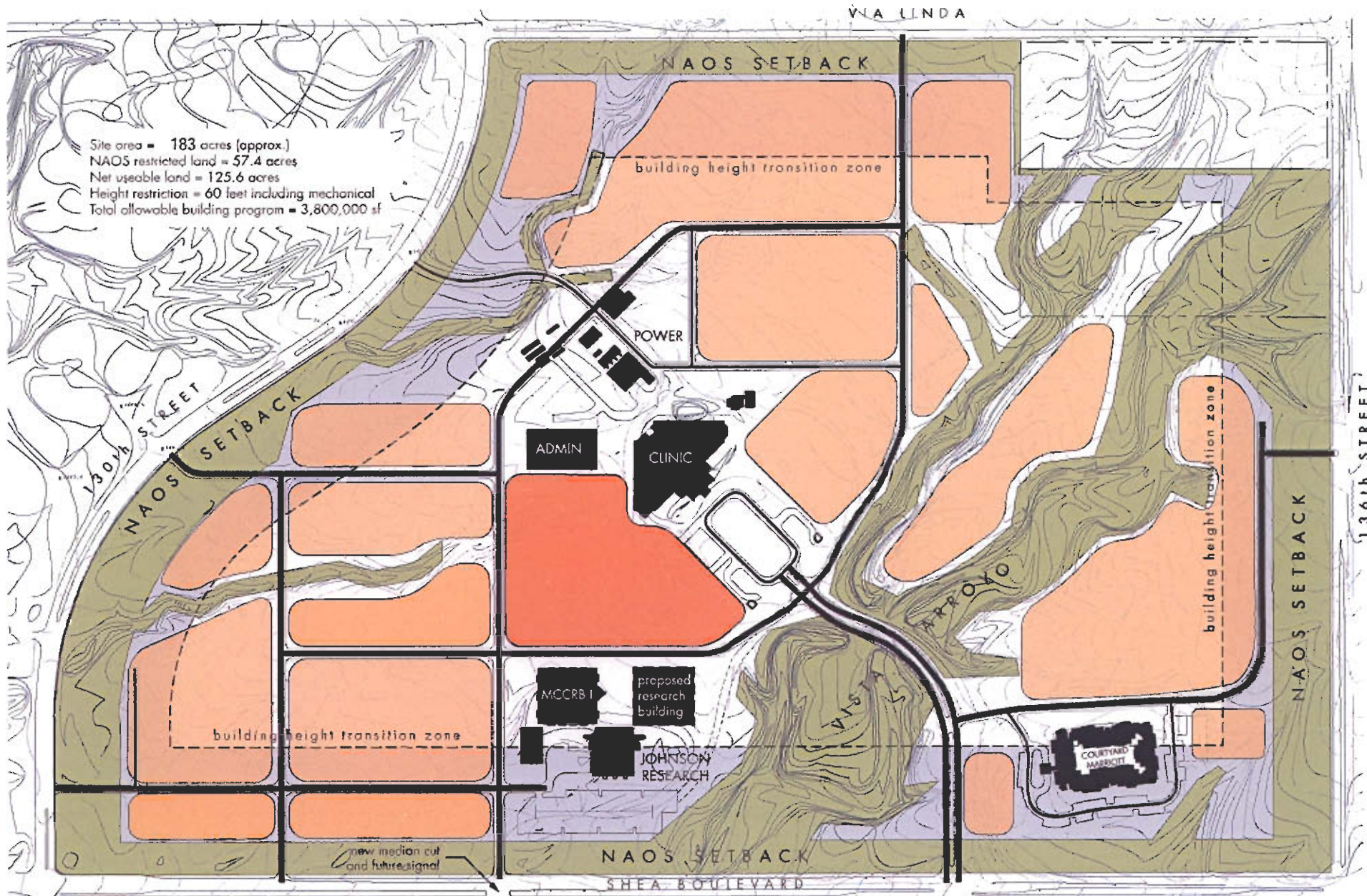
Site area = 192.7 acres (approx.)
NACIS restricted land = 57.4 acres
Net available land = 125.6 acres
Height restriction = 80 feet including mechanical
Total allowable building program = 3,800,000 sf

Planned or existing NACIS easement areas
Buffer Zone (3,475,133 sf)
Allowable FAR within buffer zone = 1,042,540 sf
Collaborative Research Uses
Campus Commons

NOTE: Sites depicted do not show exact area or location and are conceptual subject to modification by property owner.

*Collaborative Research Uses may include, but are not limited to the following: Research, Education or Clinical Services; Collaborative Research; Collaborative Research Support; Clinical Studies; Clinical Trials; Clinical Laboratories; and/or Residential.

ATTACHMENT #12



Site area = 183 acres (approx.)
 NAOS restricted land = 57.4 acres
 Net useable land = 125.6 acres
 Height restriction = 60 feet including mechanical
 Total allowable building program = 3,800,000 sf

Planned or existing NAOS easement areas
 Buffer Zone (3,475,133 sf)
 Allowable FAR within buffer zone = 1,042,540 sf

Collaborative Research Uses*
 Campus Commons

*Collaborative Research Uses may include, but are not limited to the following: Research, Education or Clinical Services; Collaborative Research; Collaborative Research Support; Clinical Studies; Clinical Trials; Clinical Laboratories; and/or Residential.



MAYO CLINIC COLLABORATIVE RESEARCH COMMUNITY PROPOSED LAND USE

NOTE: Uses depicted do not show exact area or location and are conceptual, subject to modification by property owner.






Special Campus District Development Standards Budget Template

Mayo Clinic Arizona's Scottsdale Campus is bounded by Via Linda to the North, 136th St. to the East, Shea Blvd. to the South, 130th St. to the West, and contains approx. 183 Ac. The Campus is under the Special Campus (SC) District zoning ordinance and has a total allowable of 4,800,000 GSF based on a FAR of .6, with a voluntary cap of 3,800,000 GSF. This maximum net floor area does not include above or below grade parking structures. City zoning Case #: 39-ZN-92#4.

Development Standards Budget Template

Mayo Clinic Buffer Zone Plan

-  Planned or existing NAOS easement areas and minimum perimeter building setbacks
-  Buffer Zone (3,475,133 s.f.)
Allowable FAR within buffer zone = $3,475,133 \times .3 = 1,042,540$ s.f.
-  Edge of buffer zone, and building height transition zone per 31-Z-1985

